



Windemere, Stelling Minnis, Canterbury, Kent, CT4 6AG

EPC Rating = D

Guide Price £635,000





This charming and spacious three bedroom 1930's chalet bungalow is set in a peaceful, semi-rural location and offers direct gated access onto The Minnis. Lovingly maintained and thoughtfully extended, the property blends period character with modern touches, making it a truly inviting and unique home. EPC Rating = D

Guide Price £635,000

Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Driveway & Garage

Heating Oil

EPC Rating D

Council Tax Band D

Folkestone And Hythe District Council



Step inside to this elegant and comfortable home

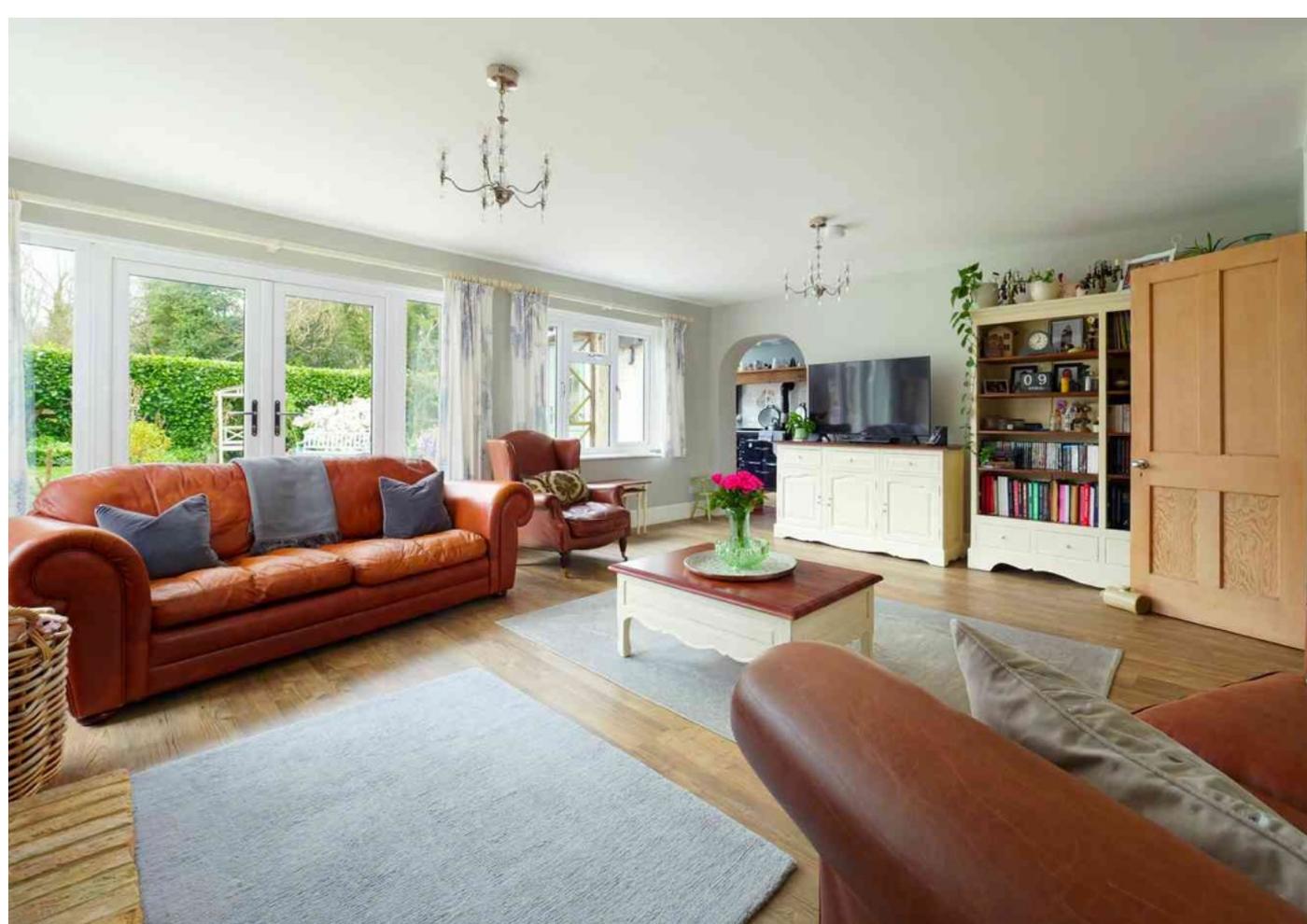
As you step through the entrance porch, you are welcomed into a central hallway that leads through to the heart of the home. The spacious, double-aspect living room features an impressive wood-burning stove and French doors that open out onto the garden, creating a warm and comfortable space to relax or entertain. The kitchen/breakfast room is a standout feature, showcasing a striking vaulted ceiling with expansive glazing that bathes the room in natural light. This room offers a bright and airy setting for family meals and social gatherings. There are two bedrooms on the ground floor, both of which benefit from charming bay windows and flexible usage options, whether as bedrooms, or home offices. A luxurious ground-floor bathroom, fitted with both a bath and separate shower and a WC, provides convenience and style. Upstairs, the first floor is home to the impressive main bedroom suite with French doors and 'Juliet' balcony. This peaceful retreat includes two ranges of built-in wardrobes and a sleek en suite shower room and WC. From here, you can enjoy beautiful views and a sense of privacy, making it an ideal escape at the end of the day.

Outside

The front garden is attractively laid to lawn with mature shrubs, trees, and planting, offering a welcoming first impression. A gated driveway provides off-road parking for up to four vehicles and leads to a detached single garage with timber double doors and a side access door. The rear garden is a true sanctuary, with a lush lawn, established hedging and trees, and well-tended borders. A paved patio area is perfect for outdoor dining, and there is an ornamental pond, a timber storage shed to the side, and a gated path offering direct access to The Minnis. Additional gated side access connects the rear garden to the front. This wonderful home is a rare find, offering a combination of space, light, character, and an exceptional location. Whether you're seeking a tranquil lifestyle, a family-friendly layout, or direct access to nature, this property delivers on all fronts. Early viewing is highly recommended to fully appreciate all it has to offer.

Situation

The property is situated in the heart of the most sought after village Stelling Minnis, a wonderful location which is designated as an area of outstanding natural beauty with a large area of open "Minnis" or common land, and plenty of areas to enjoy walking, cycling and hacking. The ever popular Rose & Crown pub and the village store/post office is close by. There is a also popular primary school and a bus service which runs through the village. The historic Cathedral City of Canterbury is (Approx 8.5 miles). The Port town of Folkestone (Approx 13.3miles) and town of Ashford have a High Speed service to London. Channel Tunnel terminal is (Approx. 13.3 miles) The M20 connection to the motorway network is (Approx. 7.4 miles)





The accommodation comprises

First floor

Entrance porch

Entrance hall

Living room

19' 9" x 19' 2" (6.02m x 5.84m)

Kitchen/Breakfast room

20' 0" x 11' 9" (6.10m x 3.58m)

Bedroom two

13' 11" x 12' 2" (4.24m x 3.71m)

Bedroom three

13' 9" x 12' 1" (4.19m x 3.68m)

Bathroom

11' 7" x 9' 5" (3.53m x 2.87m)

First floor

Bedroom one

19' 6" x 18' 5" (5.94m x 5.61m)

En-suite shower room

Outside

Detached garage and driveway

18' 6" x 9' 6" (5.64m x 2.90m)

Attractive front and rear garden

With potting shed: 7' 7" x 5' 10" (2.31m x 1.78m) and

Outbuilding 11' 5" x 7' 7" (3.48m x 2.31m)

Drainage

Cesspit







Approximate Gross Internal Area (Excluding Garage) = 157 sq m / 1690 sq ft
 Garage and Outbuilding = 29 sq m / 310 sq ft

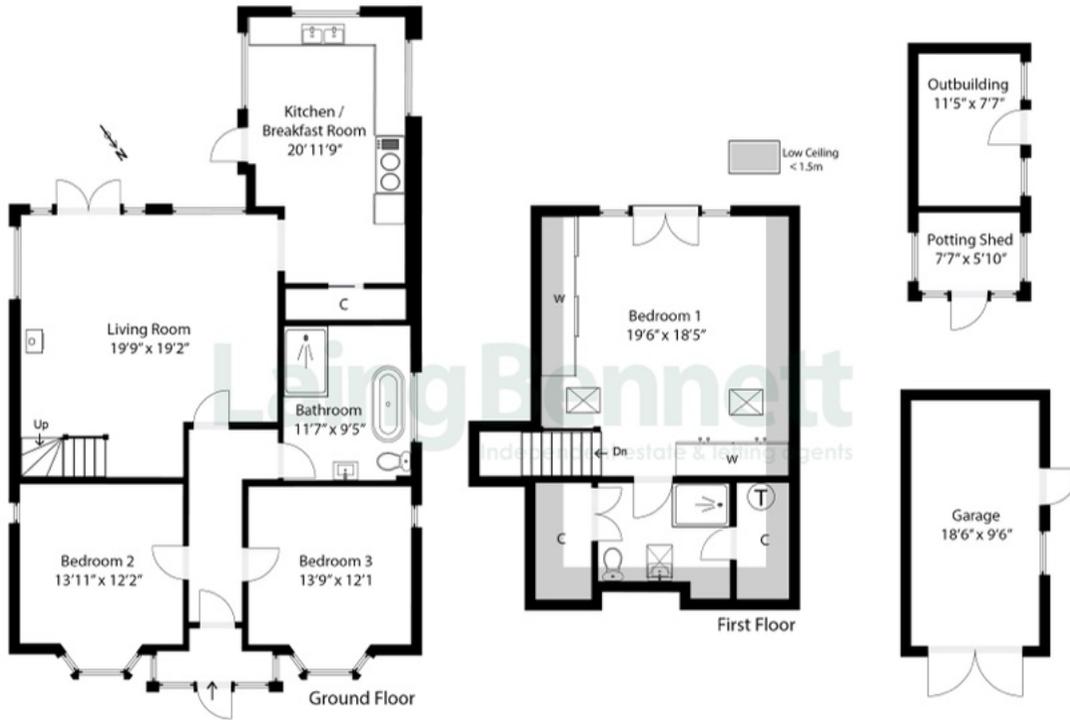


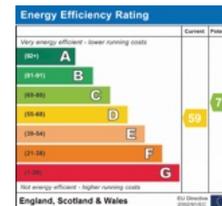
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
 © Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

The Estate Office
 8 Station Road
 Lyminge
 Folkestone
 Kent
 CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.